




1000 Industrial Ave. Determination request 
Gwendolyn Massenburg to: Eric Sanchez

08/31/2010 10:39 AM

From: Gwendolyn Massenburg/R5/USEPA/US
To: "Eric Sanchez" <esanchez@albionedc.org>

Dear City of Albion BRA:

Based on the information you have provided; I accept the City of Albion BRA determination of eligibility to conduct a Phase I ESA using the EPA Brownfields Hazardous Assessment funds from CA# BF-00E95001-1 at the property located at:

1000 Industrial Ave. Albion, Michigan (former Pickens Plating facility)

If there are any changes, please update the eligibility determination after the Phase I ESA is completed. As a gentle reminder, do not forget to enter the Phase I assessment findings into the ACRES database. I will also need to see a site-specific health and safety plan, and approve the site-specific sampling and analysis plan prior to conducting any Phase II ESA or building sampling.

Please contact me if anything changes, or if you have any questions.

Sincerely,

Gwendolyn S. Massenburg
Brownfields Project Manager/Project Officer
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Site & Property Owner Eligibility Determination Request
for U.S. EPA Brownfield Assessment Grant Funds

As determined by proposal guidelines, the U.S. EPA Brownfield Assessment Grantee believes the following site is eligible for funds;

1. Basic Site Information

- (a) Site Name: Pickens Plating
- (b) Site Address: 1000 Industrial Ave. Albion, MI 49224
- (c) Current Ownership of the Site: Calhoun County Treasurer

2. Status and History of Contamination at the Site

- (a) Hazardous substances contamination: Unknown at this time.

Operational History and Current Uses: The site is located in the Albion Industrial Park and was formerly occupied by an industrial plating operation.

Environmental Concerns: The environmental concerns are unknown at this time; however, the historical use of the property for industrial plating operations presents a potential concern for future tenants.

- (b) How Site Became Contaminated: NA

3. Site Eligibility

- (a) Affirm that the site not listed or proposed for listing on the National Priorities List:
The site is not listed on the National Priorities List.
- (b) Affirm that the site not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA:
There are no known ongoing or anticipated environmental enforcement actions related to the site.
- (c) Affirm that the site not subject to the jurisdiction, custody, or control of the United States government:
The site is not known to be subject to the jurisdiction, custody, or control of the United States government

4. Additional Site Eligibility Requirements

- (a) Affirm the site is not subject to a CERCLA planned or ongoing removal action
The site is not known to be subject to a CERCLA removal action.

- (b) Affirm the site is not subject of a unilateral administrative order, a court order, an administrative order on consent or a judicial consent decree that has been issued to or entered into by the parties, or a facility to which a permit has been issued by the U.S. or a State under the Solid Waste Disposal Act (SWDA), the Federal Water Pollution Control Act, the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act:

The site is not known to be subject to any orders or for which a permit has been issued by the United States or Michigan.

- (c) Affirm the site is not subject to corrective action under the SWDA and has a corrective action permit or order that has been issued or modified to require the implementation of corrective measures:

The site is not known to be subject to correction action.

- (d) Affirm the site is not a land disposal unit with respect to which a closure notification under subtitle C of the SWDA has been submitted and closure requirements have been specified in the closure plan or permit:

The site is not known to be a land disposal unit.

- (e) Affirm the site is not a portion of a facility at which there has been a release of polychlorinated biphenyls (PCBs) and that is subject to remediation under TSCA:

The site is not known to be a portion of a facility subject under TSCA.

- (f) Affirm the site is not a portion of a facility, for which portion, assistance for response activity has been obtained under subtitle I of the SWDA from the Leaking Underground Storage Tank Trust Fund established under section 9508 of the IRS Code of 1986:

The site is not known to be a portion of a facility subject to SWDA.

5. Previous Site Environmental Assessment

- (a) Previous Assessment: None
- (b) Proposed Assessment: Prior to new ownership (or occupancy) of the site, the potential purchaser (occupant) will perform all appropriate inquiry into the previous ownership and uses of the site by completing the following:

Phase I ESA

Phase II ESA (potentially)

BEA (potentially)

6. Grant Fund Eligibility

- (a) Affirm that grantee is not potentially liable for contamination at the site under CERCLA Section 107 (e.g., as a current owner or operator of a facility, an owner or operator of a facility at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site) and explain why: The City of Albion Brownfield Redevelopment Authority (ABRA) is neither the owner or operates at the facility. Furthermore, the ABRA has not arranged for the treatment or disposal of hazardous substances, or has accepted hazardous substances for transport to dispose and/or treat at the site.